

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
124	-126	CRESCENT HILL AVE, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	PILCHER ZACHARY T/TRUSTEE			
Owner 2:	PILCHER FAMILY IRREVOCABLE TR			
Owner 3:				
Street 1:	126 CRESCENT HILL AVE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	PILCHER S COLIN-ÉTAL -		
Owner 2:	PILCHER ELIZABETH -		
Street 1:	126 CRESCENT HILL AVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains 4,740 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 2466 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.10882	Total SF/SM:	4740	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	393,541	Spl Credit	Total:	393,500
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4740.000	459,300	5,100	393,500	857,900
Total Card	0.109	459,300	5,100	393,500	857,900
Total Parcel	0.109	459,300	5,100	393,500	857,900
Source: Market Adj Cost	Total Value per SQ unit /Card:			347.89	/Parcel: 347.8

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	459,300	5100	4,740.	393,500	857,900	857,900	Year End Roll	12/18/2019
2019	104	FV	359,000	5100	4,740.	387,900	752,000	752,000	Year End Roll	1/3/2019
2018	104	FV	359,000	5100	4,740.	298,000	662,100	662,100	Year End Roll	12/20/2017
2017	104	FV	337,600	5100	4,740.	281,100	623,800	623,800	Year End Roll	1/3/2017
2016	104	FV	337,600	5100	4,740.	258,600	601,300	601,300	Year End	1/4/2016
2015	104	FV	298,000	5100	4,740.	241,700	544,800	544,800	Year End Roll	12/11/2014
2014	104	FV	297,100	5100	4,740.	222,600	524,800	524,800	Year End Roll	12/16/2013
2013	104	FV	308,800	5100	4,740.	222,600	536,500	536,500		12/13/2012

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2018	Meas/Inspect	BS	Barbara S
5/14/2014	External Ins	PC	PHIL C
1/29/2014	Info Fm Prmt	EMK	Ellen K
3/11/2009			
11/25/2008	Meas/Inspect	336	PATRIOT
3/30/2000	Inspected	276	PATRIOT
1/24/2000	Mailer Sent		
1/24/2000	Measured	263	PATRIOT
5/1/1990		PM	Peter M

**Sign:** VERIFICATION OF VISIT NOT DATA \_/\_/\_/\_\_\_

ed	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
541						393,500	
393,541	Spl Credit				Total:	393,500	

apro

Database: AssessPro - FY2021

2021

